

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: SEPTEMBER 19, 2007****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

REQUIRED ONE YEAR REVIEW

RQR-23798 - PUBLIC HEARING - APPLICANT: MOON VALLEY NURSERY - OWNER: AMERICAN GEAR REDUCTION, INC/WYCOFF NEWBERG CORP - Request for a Required One Year Review of an approved Site Development Plan Review (SDR-12175) FOR OUTDOOR STORAGE/SALES AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 5.22 acres at 7215 and 7275 Tule Springs Road (APNs 125-17-802-009 and 011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

4

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

4

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-12175
6. Protest/support postcards

Motion made by STEVEN D. ROSS to Approve subject to conditions and adding the following conditions as read for the record:

A. Within 60 days of approval of this Required Review by the City Council, the applicant shall submit civil improvement plans to the Department of Public Works for the off-site improvements on Tule Springs Road required by SDR-12175 adjacent to this site. Construction shall commence within 30 days of approval of such civil plans by the City and shall be completed within 120 days of commencement of construction or by July 12, 2008, whichever occurs first. Failure to comply with this requirement shall result in this item being reconsidered by City Council.

B. This approval is subject to review at the December 19, 2007 City Council meeting to demonstrate compliance with all conditions of approval and meeting City codes.

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C. The applicant shall pay the required fees for this required review within 10 days from today's approval.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None);  
(Excused-STEVE WOLFSON)

Minutes:

See Item 147 for related backup and discussion.

